044.0	0003	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,700 /	705,700
					USE VALUE:	705,700 /	705,700
					ASSESSED:	705,700 /	705,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENOSKI JUDITH A	
Owner 2:		
Owner 3:		
Street 1:	222 MYSTIC VALLEY PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MC DONALD AUGUSTA M -
Owner 2:	-
Street 1:	222 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,940 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Stucco Exterior and 1356 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8940.000	210,200		495,500	705,700
Total Card	0.205	210,200		495,500	705,700
Total Parcel	0.205	210,200		495,500	705,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.33 | /Parcel: 520.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	31227
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3758!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,200	0	8,940.	495,500	705,700	705,700	Year End Roll	12/18/2019
2019	101	FV	182,000	0	8,940.	526,500	708,500	708,500	Year End Roll	1/3/2019
2018	101	FV	182,000	0	8,940.	384,000	566,000	566,000	Year End Roll	12/20/2017
2017	101	FV	182,000	0	8,940.	334,500	516,500	516,500	Year End Roll	1/3/2017
2016	101	FV	182,000	0	8,940.	284,900	466,900	466,900	Year End	1/4/2016
2015	101	FV	170,700	0	8,940.	278,700	449,400	449,400	Year End Roll	12/11/2014
2014	101	FV	170,700	0	8,940.	229,200	399,900	399,900	Year End Roll	12/16/2013
2013	101	FV	170,700	0	8,940.	218,000	388,700	388,700		12/13/2012

PRINT

Date	Time
12/10/20	18:55:08

LAST REV

Date	Time
04/09/19	14:54:34
apro	
3758	

USER DEFINED

Prior Id # 1:	31227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONALD AUGUS	31761-3		8/29/2000	Family	1	No	No	4	
	10606-323		8/11/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2010	2001	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
5/14/2009	Measured	189	PATRIOT
3/28/2000	Inspected	264	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8940		Sq. Ft.	Site		0	80.	0.69	1			Med. Tr	-10					495,505						495,500	

Total AC/HA: 0.20523 | Total SF/SM: 8940 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,505 | Spl Credit | Total: 495,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304665
Depreciation:	94446
Depreciated Total:	210219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

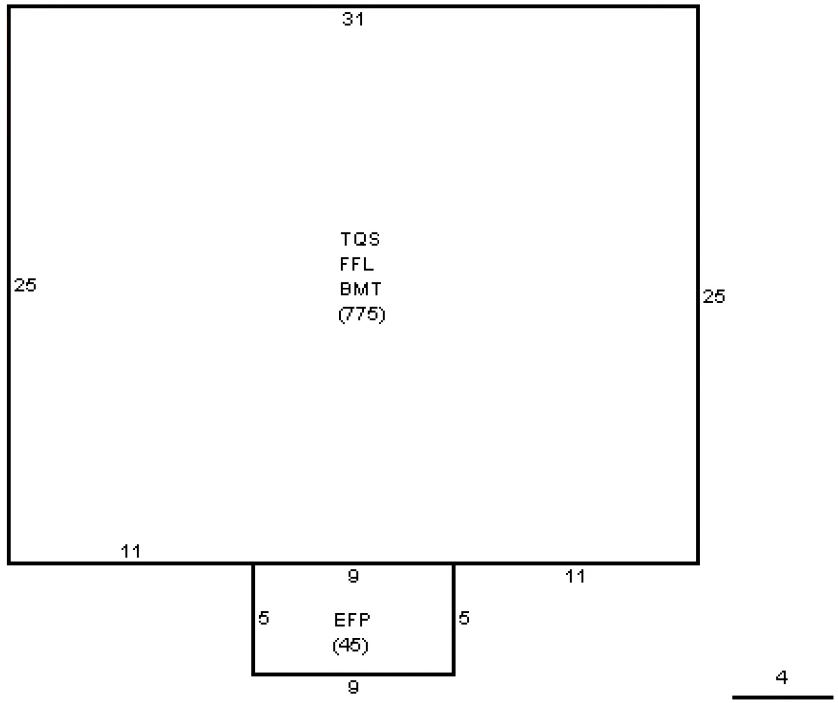
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	96.60
Final Total:	210200	Val/Su SzAd	154.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	775	42.100	32,624
FFL	First Floor	775	140.320	108,747
TQS	3/4 Story	581	140.320	81,560
EFP	Enclos Porch	45	71.870	3,234
	Net Sketched Area:	2,176	Total:	226,165
Size Ad	1356.25	Gross Are	2370	FinArea 1356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	